068.0	0002	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,200 /	718,200
					USE VALUE:	718,200 /	718,200
					ASSESSED:	718,200 /	718,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		GROVE ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PICAZIO DAVID E & JOANNE M/TRS
Owner 2:	PICAZIO FAMILY IRREVOCABLE TR
Owner 3:	
Street 1:	9 GROVE ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PICAZIO DAVID E & JOANNE M -
Owner 2:	-
Street 1:	9 GROVE STREET PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,108 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1892, having primarily Clapboard Exterior and 1560 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4108.000	334,200	3,700	380,300	718,200
Total Card	0.094	334,200	3,700	380,300	718,200
Total Parcel	0.094	334,200	3,700	380,300	718,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.31 | /Parcel: 460.3

Legal Description

User Acct 43376

GIS Ref

GIS Ref

Insp Date 10/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 068.0-0002-0013.0

!5854!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	334,200	3700	4,108.	380,300	718,200	718,200	Year End Roll	12/18/2019
2019	101	FV	252,600	3800	4,108.	380,300	636,700	636,700	Year End Roll	1/3/2019
2018	101	FV	252,600	3800	4,108.	255,300	511,700	511,700	Year End Roll	12/20/2017
2017	101	FV	252,600	3800	4,108.	244,500	500,900	500,900	Year End Roll	1/3/2017
2016	101	FV	252,600	3800	4,108.	222,700	479,100	479,100	Year End	1/4/2016
2015	101	FV	239,100	3900	4,108.	179,300	422,300	422,300	Year End Roll	12/11/2014
2014	101	FV	239,100	3900	4,108.	160,300	403,300	403,300	Year End Roll	12/16/2013
2013	101	FV	239,100	3900	4,108.	152,100	395,100	395,100		12/13/2012

PRINT

Date	Time
12/10/20	20:41:15

LAST REV

Date	Time
08/12/19	10:29:30

apro

PAT ACCT. 5854

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PICAZIO DAVID E	70269-23		11/21/2017	Convenience	1	No	No		
	14775-238		11/1/1982		48,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2016	216	Re-Roof	5,000					
7/7/2015	884	Shed	1,000		7/7/2015			Construct 7 x 17 s
8/15/2011	865	Porch	4,000					9x10 DECK W/ROOF
8/10/2010	972	Redo Kit	25,000					
4/1/1996	92		10,000					14X26 ADDITION-2ND

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	BS	Barbara S
4/23/2012	Info Fm Prmt	BR	B Rossignol
5/15/2009	Measured	372	PATRIOT
1/10/2000	Meas/Inspect	277	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4108		Sq. Ft.	Site		0	70.	1.32	11									380,269						380,300	

Total AC/HA: 0.09431 | Total SF/SM: 4108 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 380,269 | Spl Credit | Total: 380,300

USER DEFINED

Prior Id # 1:	43376
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1892	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	102000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410506
Depreciation:	76354
Depreciated Total:	334152

COMMENTS

646-5402.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

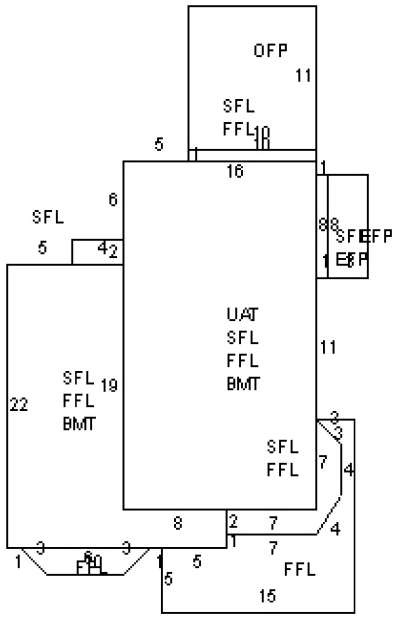
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	143.50
Final Total:	334200	Val/Su SzAd	229.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	779	175.480	136,701
SFL	Second Floor	680	175.480	119,328
BMT	Basement	627	52.640	33,008
OFP	Open Porch	110	31.500	3,465
UAT	Upper Attic	101	135.120	13,681
EFP	Enclos Porch	32	72.590	2,323

Net Sketched Area:	2,329			Total:	308,506
Size Ad	1459	Gross Are	2633	FinArea	1560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1900	0.00	T	40	101						
14	Open Porch	D	Y	1	9X10	G	GD	2011	43.54	T	4.8	101			3,700			3,700
2	Frame Shed	D	Y	1	7X15	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700